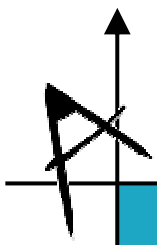
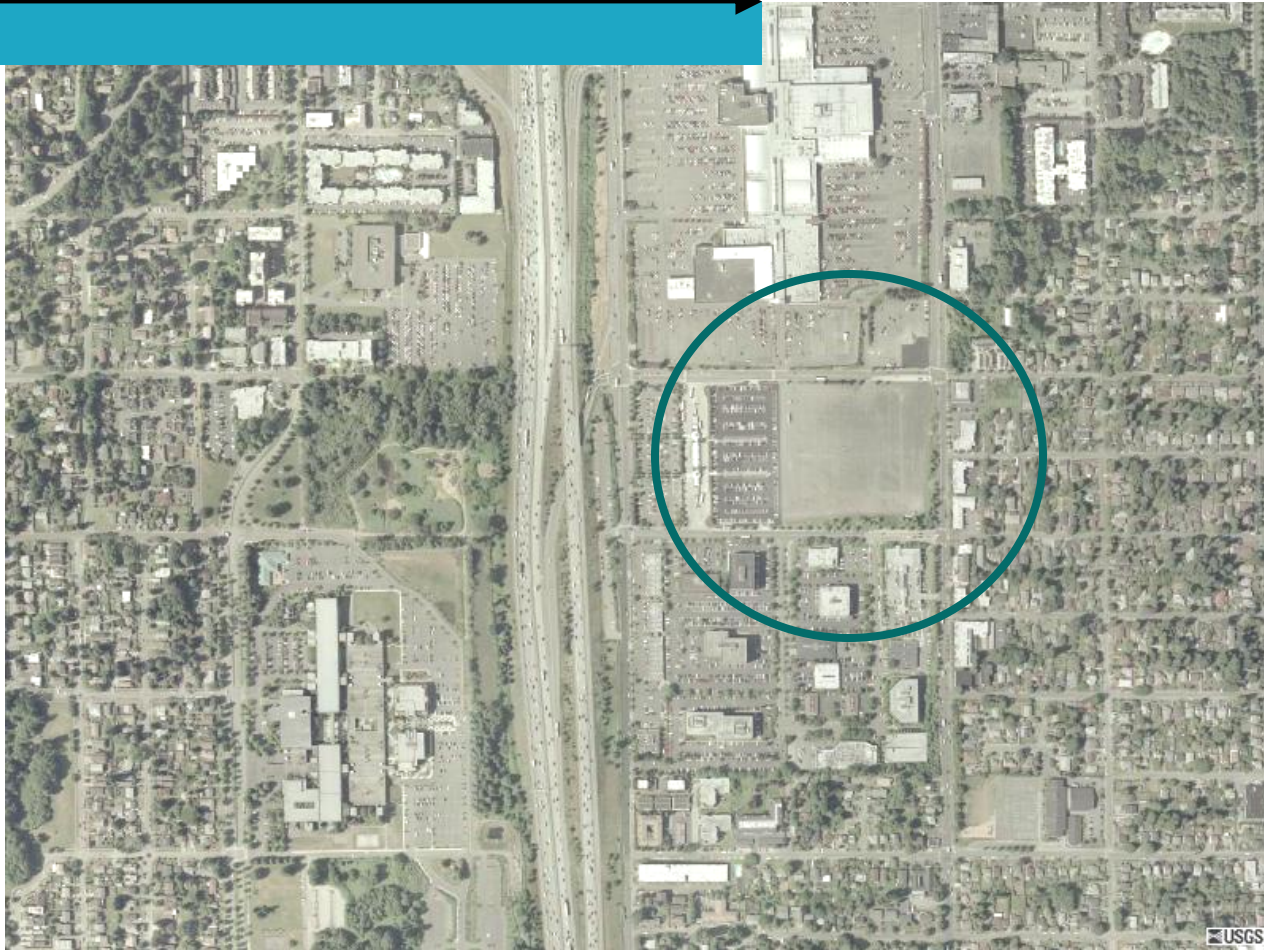
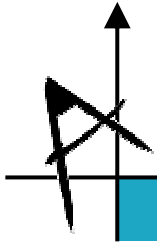


# Northgate south lot - 1949



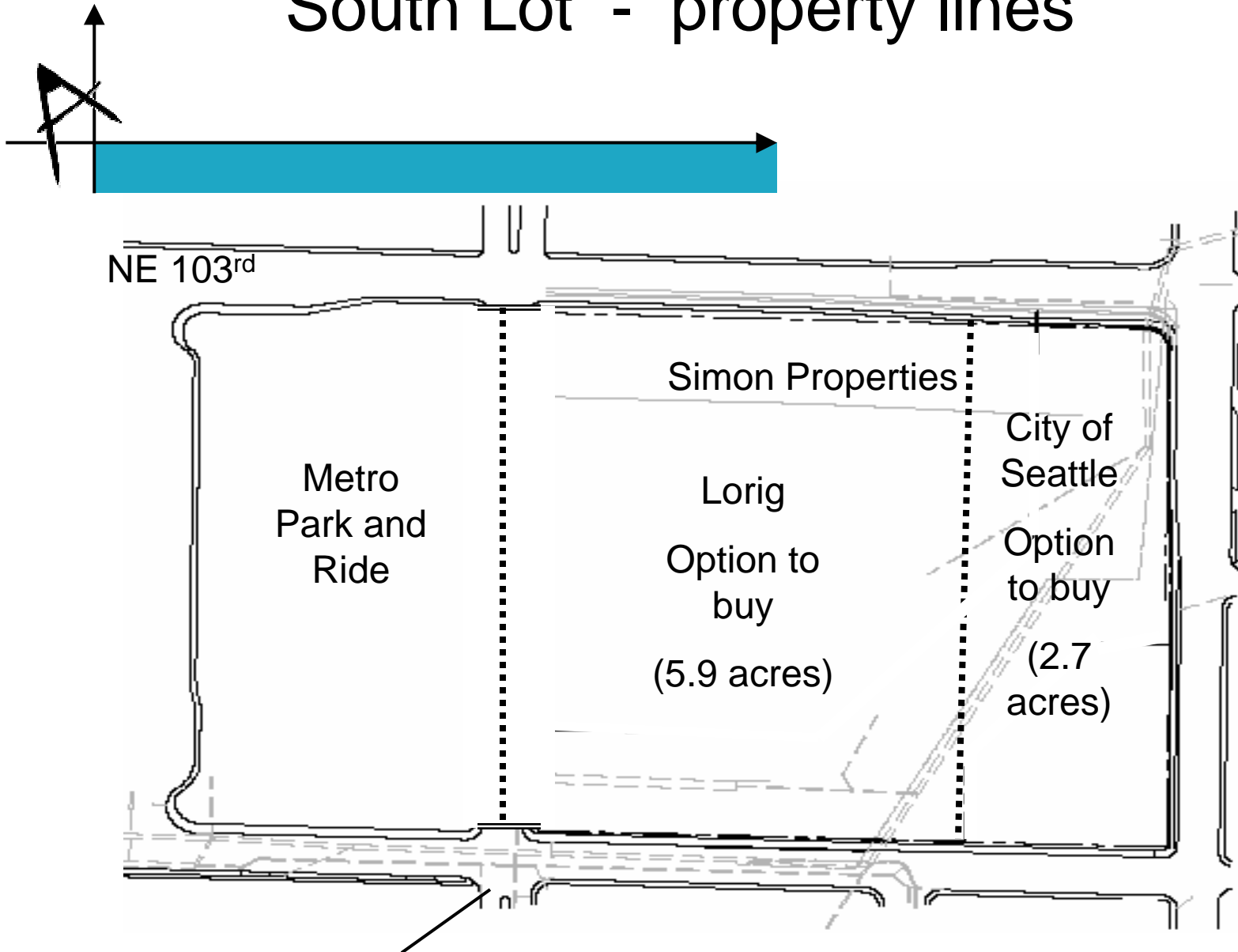
Property of Museum of History & Industry, Seattle

# Now





# South Lot - property lines



# The Future?




Key objectives of City-Lorig agreements from 2003

- Coordinated plan of public and private space
- Large site for mixed use – residential & commercial
- Community focal point
- Aesthetic improvements
- Facilitate Northgate Area Comprehensive plan



# Development goals for South Lot



- 300+ apartment units for a variety of incomes
- 100,000 to 150,000 square feet of retail space
- Structured parking
- Pedestrian amenities and open space
- Innovative approach to stormwater management
- Collaborative plan with City improvements

# What we will need to proceed



Questions we must answer by the end of June to determine if we proceed with our proposal:

1. Is there community support?
2. Can we identify appropriate retail tenants?
3. Does permitting seem achievable?
4. Are the economics realistic?
5. Will the City commit to purchase the adjoining property and agree to a joint development plan?

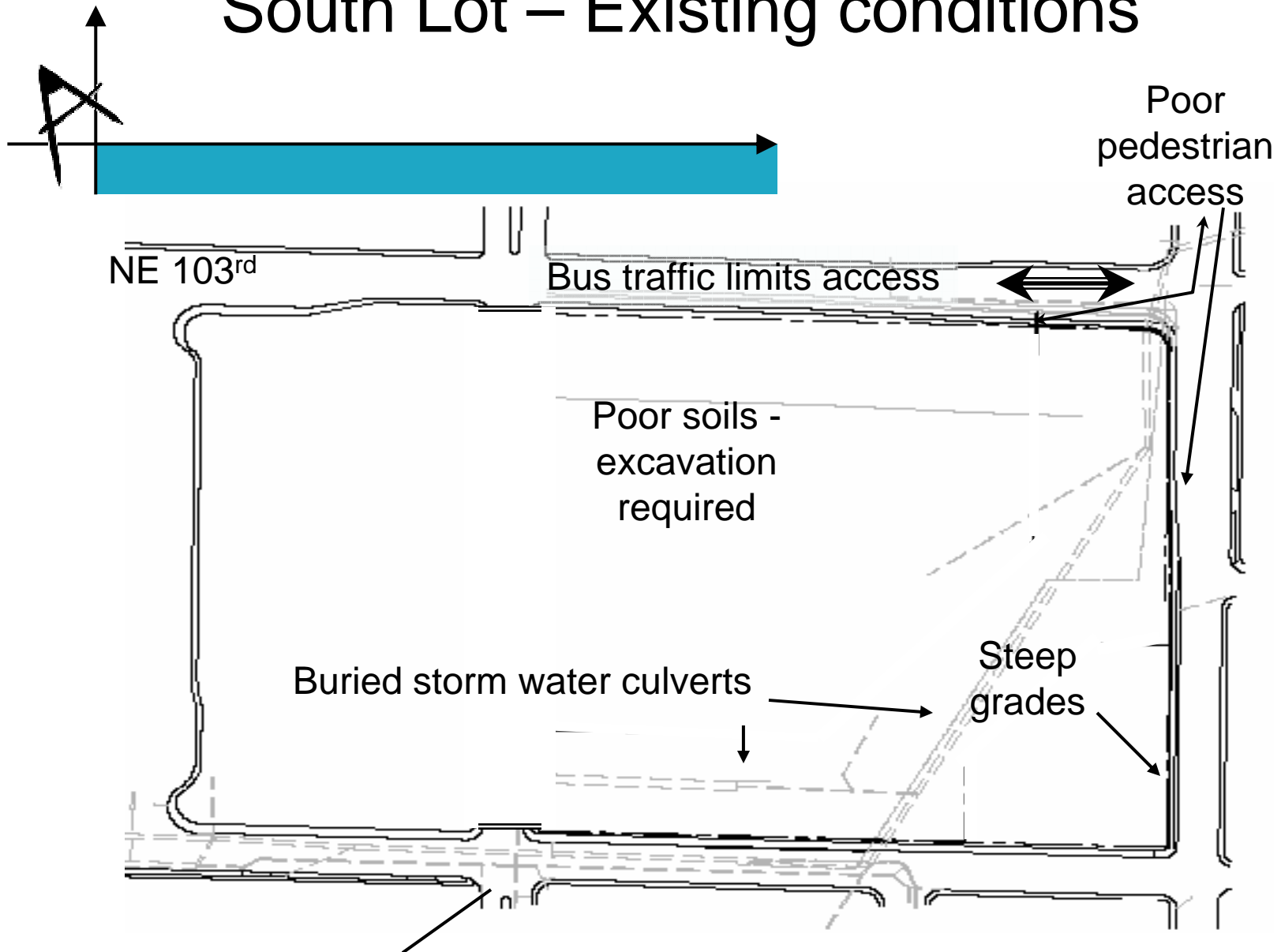




Site development will be affected by

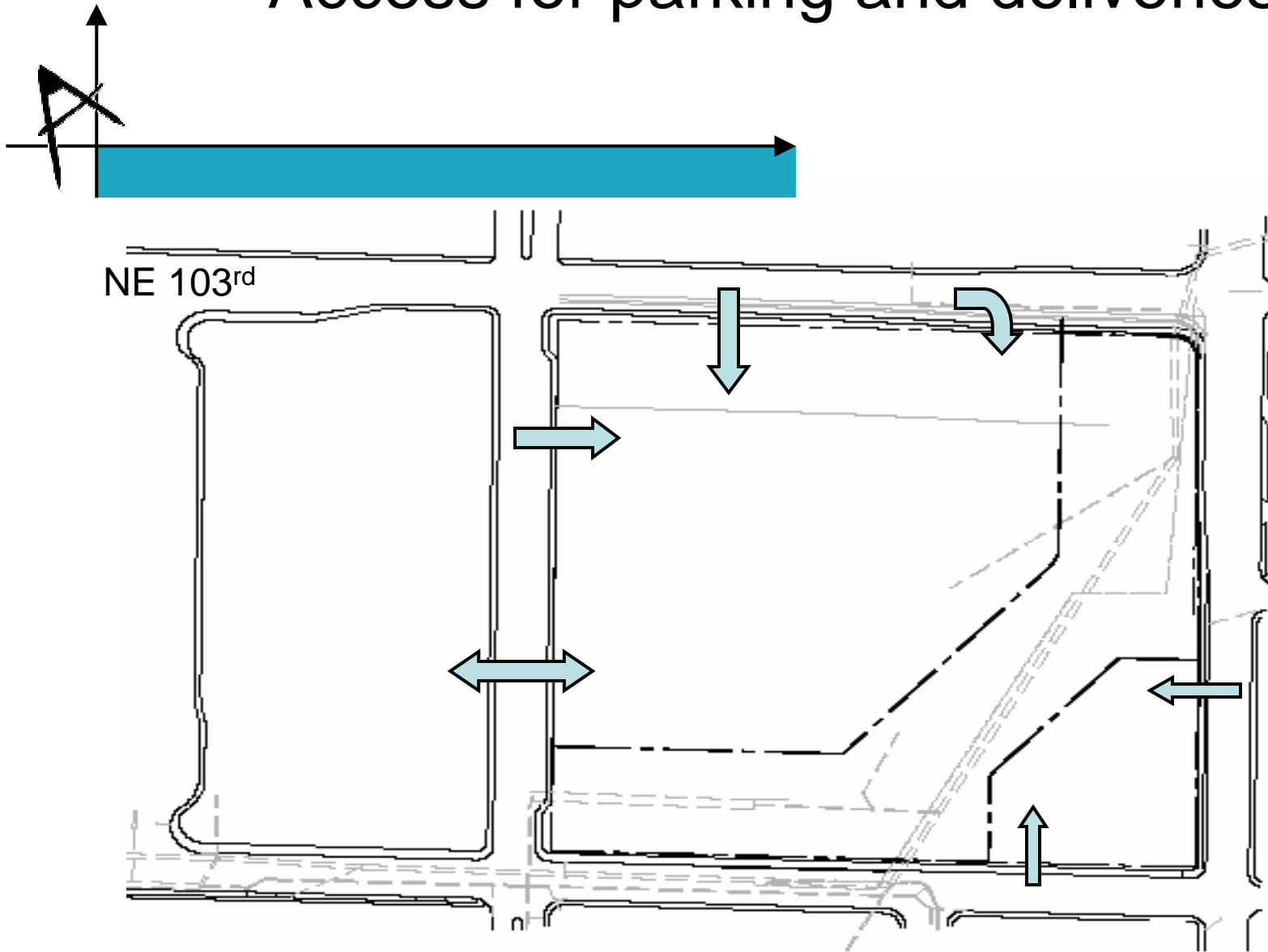
- Access
- Topography
- Design guidelines

# South Lot – Existing conditions

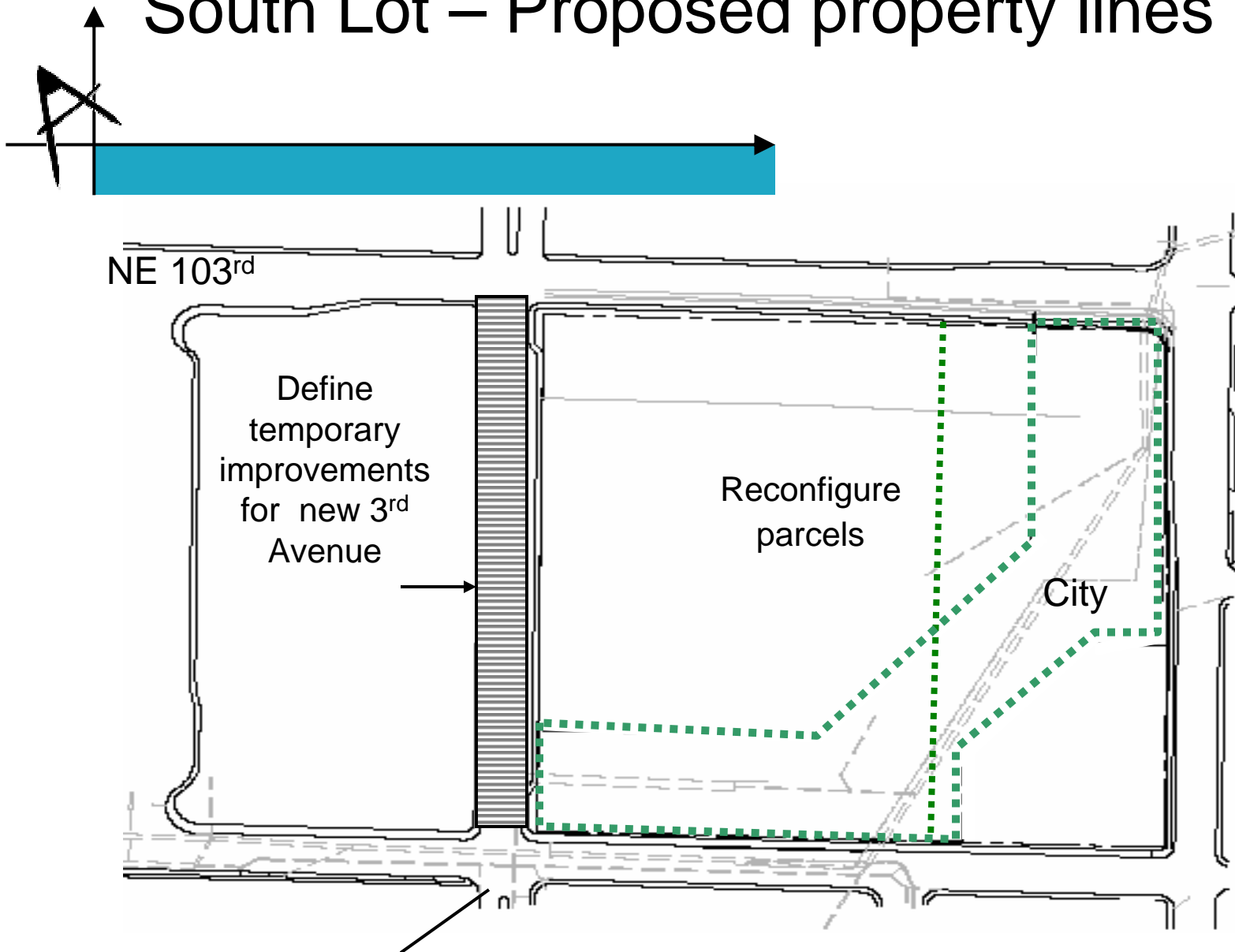




# Access for parking and deliveries

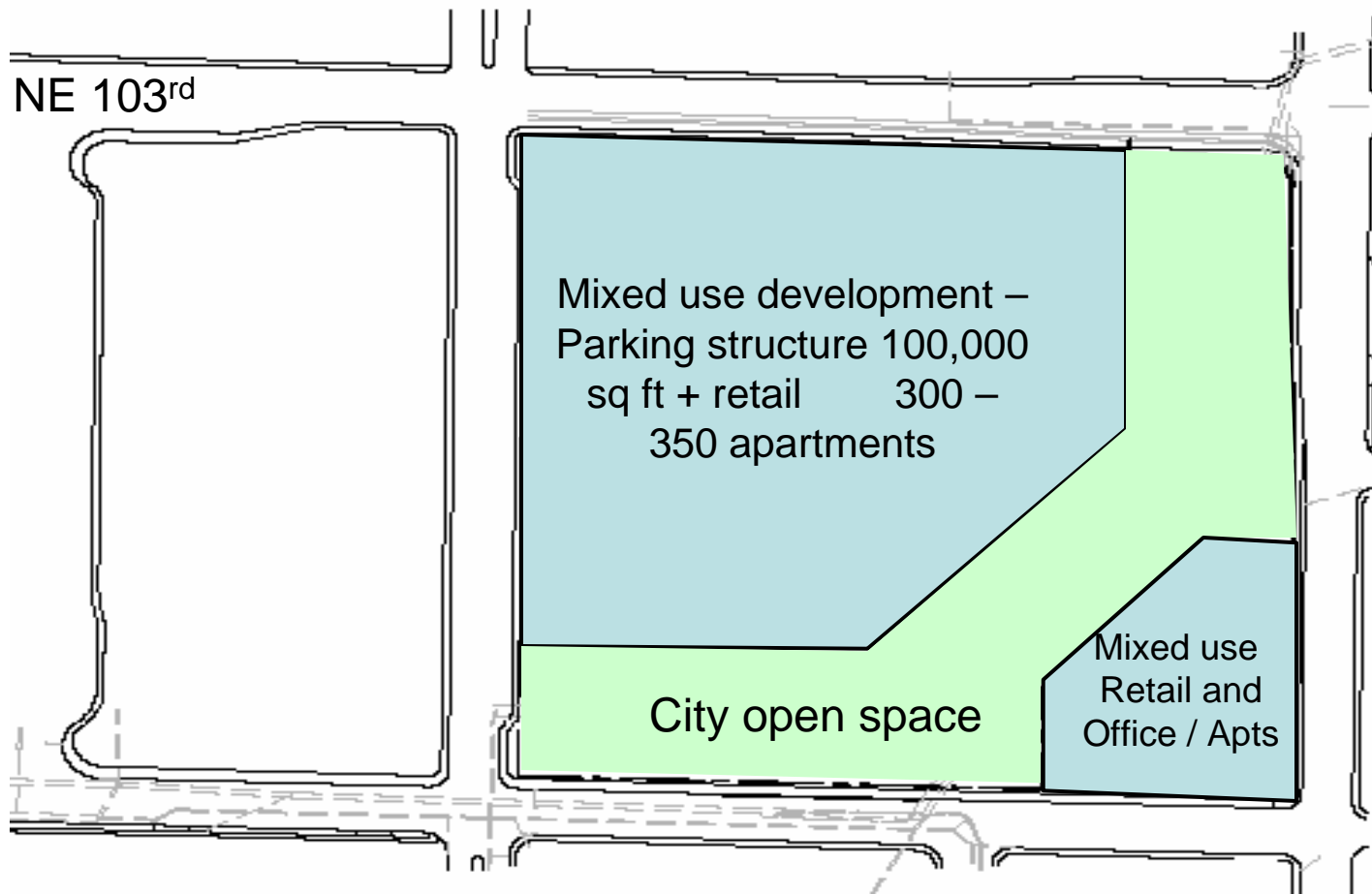
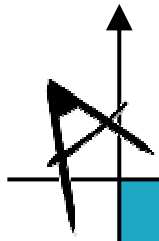


# South Lot – Proposed property lines

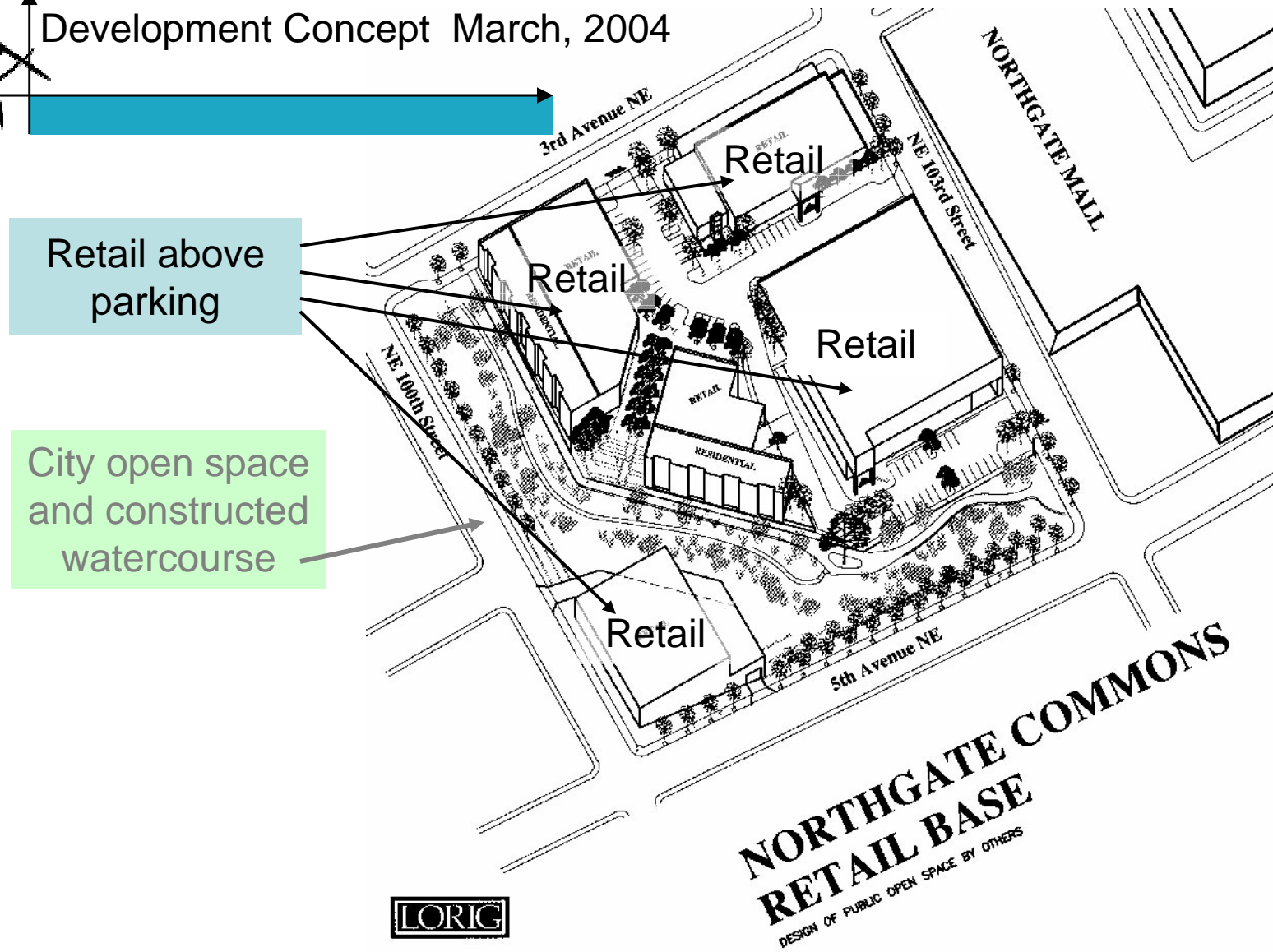




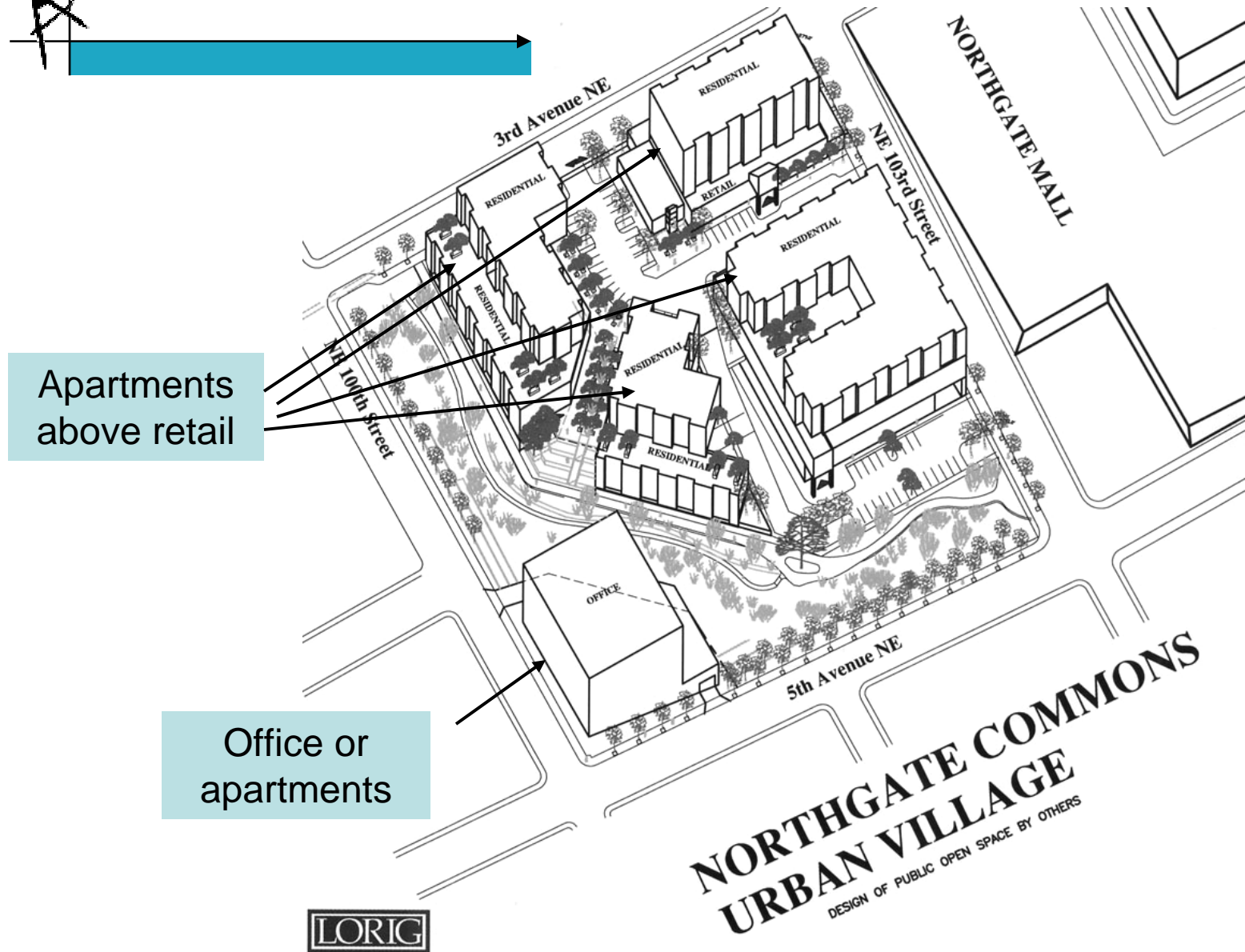
# Joint Development Concept



Development Concept March, 2004

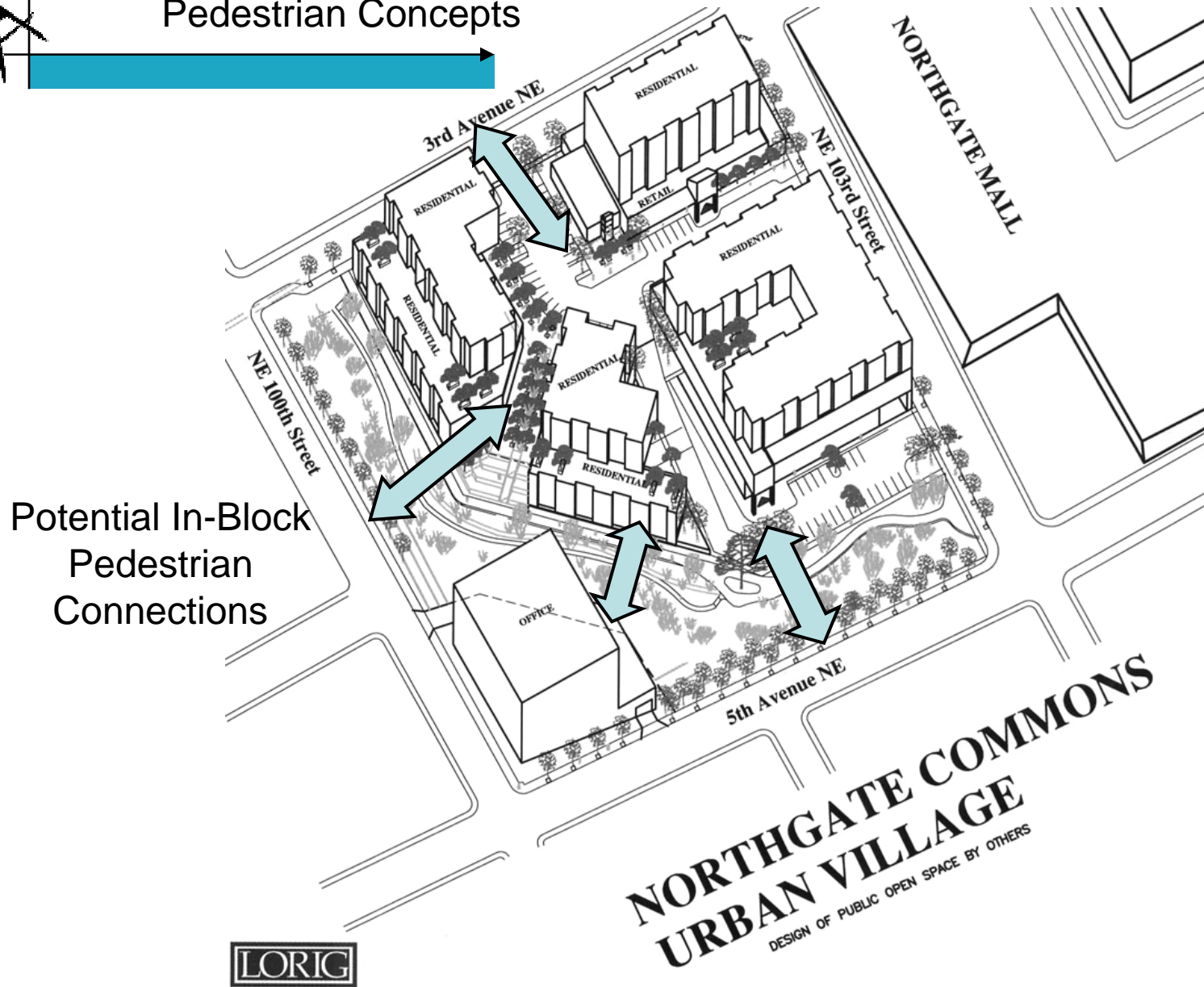


Development Concept March, 2004





## Pedestrian Concepts

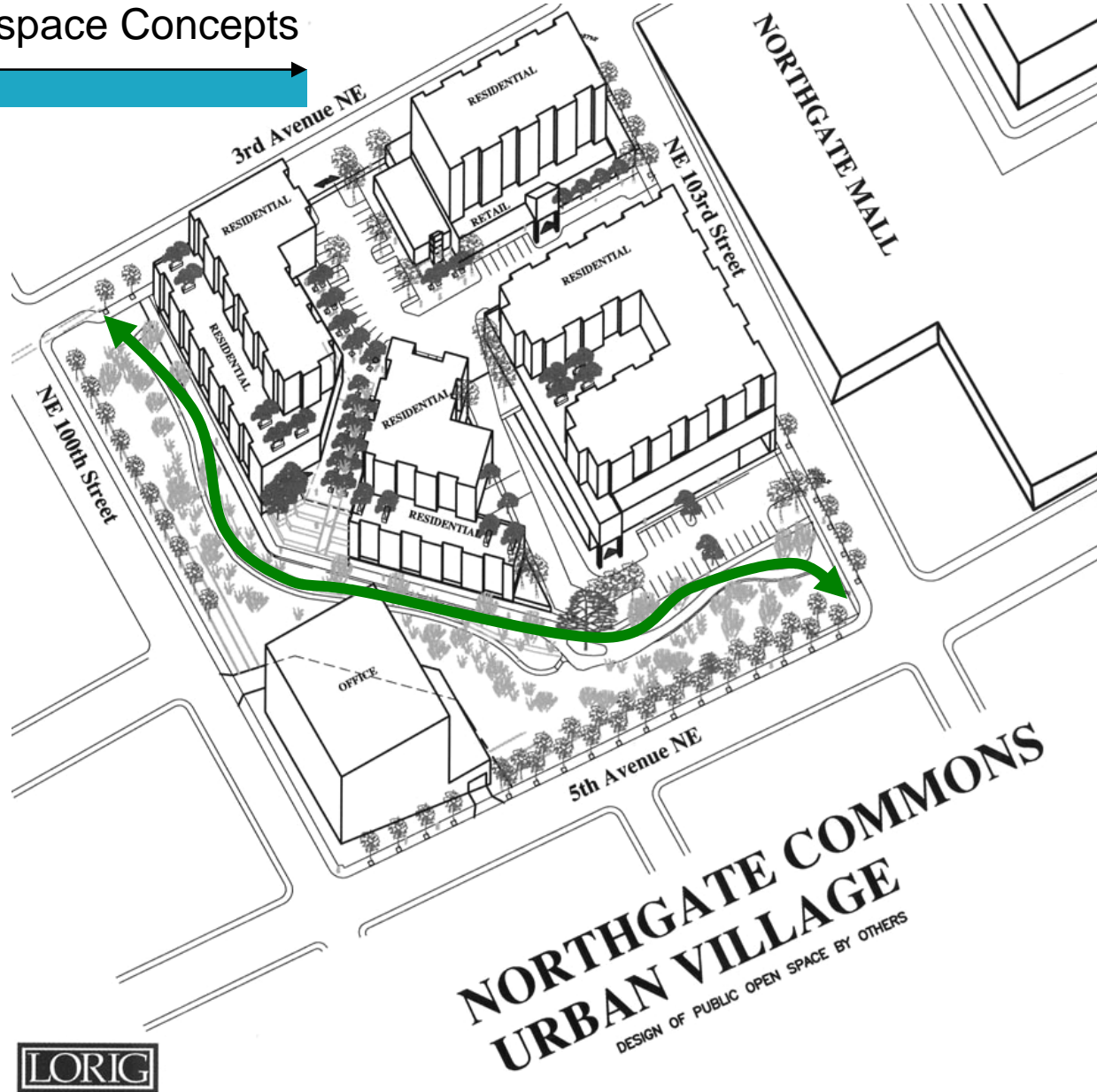






Open space Concepts

Public  
Open  
Space  
Walkway



# Lorig calendar



- March - May      Financial feasibility
- April              Develop concept design
- April              Initiate Design Review
- May                Present development agreement framework to stakeholders
- June                City decision to proceed with acquisition and development plan
- End of June      Lorig decision to proceed with investment –
- September       Apply for Master Use Permit

# What Lorig needs from the stakeholders group



1. Understand that different priorities will require compromise
2. Help us produce a basic development concept that meets with community approval
3. Encourage the City to proceed with this opportunity for a joint development plan for the South Lot

# Examples of Lorig Projects



Uwajimaya Village

Nordheim Court Apartments

